TRACT 7
SEC 46-2N-25 IN OR 2736/1007
ESMT OR 298/417

HUDSON ETHEL L/E/
54778 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

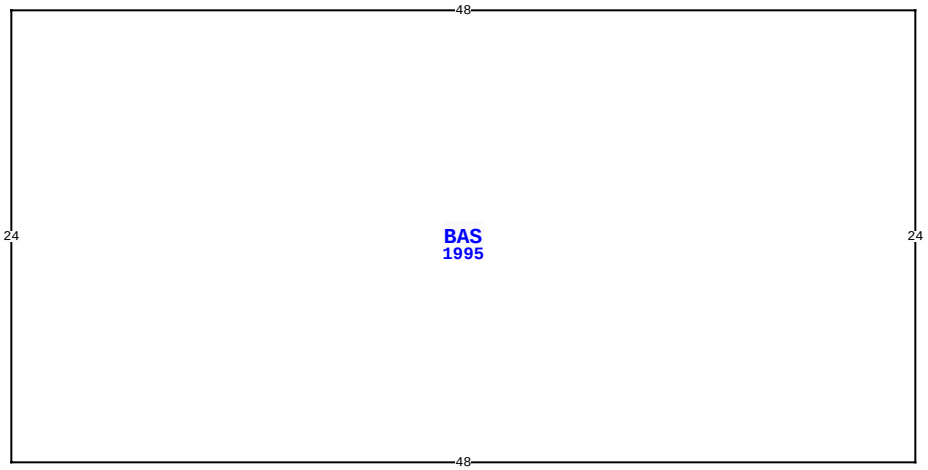
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1995	1,152	34,429
TOTALS	1,152			1,152	34,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	117.2000	99.62	114,762	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2025 Heated Area: 1152 HX Base Yr 2025



54778 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		34,429
TOTAL MARKET OB/XF VALUE		5,959
TOTAL LAND VALUE - MARKET		75,150
TOTAL MARKET VALUE		115,538
SOH/AGL Deduction		0
ASSESSED VALUE		115,538
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		59,816
TOTAL JUST VALUE		115,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95810	MH MOVE-ON	0	03/03/1995
3762	N/A	9,936	12/15/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/1007	9/09/2024	LE	U	I	11	100
GRANTOR: HUDSON ETHEL						
GRANTEE: HUDSON RAYMOND JERE						
2736/1003	9/09/2024	WD	U	I	11	100
GRANTOR: HUDSON RAYMOND JEREMY						
GRANTEE: HUDSON ETHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S24 E48 N24 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	6	24	144.00	SF	10.00	10.00	100	1995	1995	3	20	288	
2	0510	GARAGE WD-	0	100	36	24	864.00	SF	23.45	23.45	100	1987	1987	3	20	4,052	
3	0820	WOOD WALK	0	100	0	0	90.00	SF	11.75	11.75	100	1995	1995	3	40	423	
4	0754	FOP	0	100	6	24	144.00	SF	15.00	15.00	100	2005	2005	3	22	475	
5	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	2000	2000	3	77	721	

LAND DESCRIPTION

TOTAL OB/XF 5,959

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	45,000.00	45,000.00	75,150							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.67 Total Land Value: 75,150 Market: 0 Agricultural: 0 Common: 75,150 PRINTED 07/30/2025 BY SYS